



LAKE COUNTY  
FLORIDA

Lake County Department of Growth Management  
Planning and Community Design

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**PRESUBMITTAL REVIEW COMMENTS**

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**To:** Jennifer Meyers, Development Coordinator  
**Through:** Brian Sheahan, Chief Planner  
**From:** Rick Hartenstein, Senior Planner  
**Re:** Life Changing Christian Center Presubmittal Comments  
**Date:** May 30, 2007 **DRS MEETING DATE:** June 14, 2007

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**TYPE OF DEVELOPMENT:**

- ☐ Residential Subdivision    ☐ Multi-Family Site Plan    ☐ Commercial Site Plan    ☐ Industrial Site Plan  
☒ Other (specify): Presubmittal for an amendment to CFD zoning to allow a church.

Proposed Use of Property: Existing ACLF and add the use for a church to the property.

**ZONING AND LAND USE:**

The property is approximately 14 acres in size. The property is currently zoned (CFD) Community Facility District (Ord. #1997-16) which permits a full-scale Adult Congregate Living Facility (ACLF) consisting of an 8 wing ACLF, Nursing and Alzheimer care facility, and buildings for doctors and other support facilities. The proposed use (25,000 square foot building to be used as a church) is a permitted use within the CFD zoning district, but is not a permitted use as seen in Ord. #1997-16), thus requiring the ordinance to be amended to include this use and any other proposed uses such as a school or daycare facility. Please Note: The City of Mount Dora and the County have been working closely to establish the East Robie Avenue area for light industrial uses. If a rezoning application is filed to amend the CFD for a church, compatibility with industrial uses may be an issue.

The Future Land Use Category (FLUC)? The FLUC is Employment Center, which permits the CFD Zoning District.

WILL REQUIRE REZONING: ☒ Yes ☐ No TO WHAT ZONING? The present ordinance #1997-16 permits a full-scale Adult Congregate Living Facility (ACLF) consisting of an 8 wing ACLF, Nursing and Alzheimer care facility, and buildings for doctors and other support facilities, any other uses will require an amendment to the zoning ordinance.

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No TO WHAT FUTURE LAND USE? The FLU (Employment Center) permits the CFD Zoning District.

#### **DEVELOPMENT REVIEW** (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received at this time. St. Johns River Water Management District Stormwater Permitting most likely will be required for site plan approval.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Any environmentally sensitive areas will be a concern. Is an Environmental Assessment required? A preliminary environmental assessment meeting the requirements of LDR Section 6.04.00 will be required with the site plan submittal. It is recommended that some form of documentation be submitted with the Rezoning Application addressing any environmental issues that may be located on the property together with any proposed mitigation.

Floodplain info provided? Flood plain information shall be provided on the site plan.

Landscape and other buffers provided? The property is over a ½ acre in size, thus requiring a landscape plan prepared, signed, dated, and sealed by a landscape architect that is registered pursuant to the provisions of Chapter 481 of the Florida Statutes, Part II. A Type "C" landscape buffer, 20 feet wide consisting of 6 canopy trees, 5 ornamental trees, and a double row of shrubs per 100 lineal feet of property boundary shall be required along the north, west, and south boundaries of the proposed project. A Type "B" landscape buffer, 15 feet wide consisting of 4 canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 lineal feet of property boundary shall be required separating the ACLF and the church. The landscape plan shall be submitted as a separate document with the site plan for review and approval.

Access Management and ROWs correct? No comment, to be reviewed by Public Works.

Water/sewer plans? Lake County Health Department will review and comment on this as they are the permitting agency for the septic tank. The application indicates that the City



of Mount Dora is providing central water and sewer to the site. Please provide documentation with the site plan submittal verifying that the City of Mount Dora is providing these services (Utility Service Agreement).

Setbacks shown/correct? The setbacks for the structure/s shall be 50 feet from the right-of-way of Robie Avenue. The side and rear setbacks shall be a minimum of landscape buffer width.

Site Plan? A Site Plan shall be submitted meeting the requirements of LDR, Section 14.09.00 after receiving approval of the amendment to the zoning (rezoning request) by the BCC.

Vehicle Parking? The required vehicle parking spaces for a church are .36 vehicle parking spaces per seat within the sanctuary or place of worship. This shall be provided on the site plan. All drive aisles and driveway entrances shall be graded for proper drainage and shall be surfaced with a durable surface such as gravel, concrete, or a bituminous material. Grass parking space is permitted, but each space shall be marked with a wheel stop or bollard. Each row of interior parking spaces which contain more than 15 continuous spaces or extend more than 160 feet, whichever is more restrictive, shall be terminated at each end by a landscaping area which shall be a minimum of 200 square feet. All interior landscaping areas shall be curbed or provided with wheel stops to prevent vehicular encroachment.

Floor Area Ratio (FAR), Impervious Surface Ratio (ISR) and Building Height? The FAR for the CFD zoning district is 1.0, the ISR is .80, and the maximum building height is 50 feet.

Signage? If a sign is proposed for the project, it shall meet the requirements for the commercial districts as set forth in Chapter 11, LDRs and be shown on the site plan. If no sign is proposed, a statement on the site plan shall be included in the notes of the site plan stating that no sign is proposed for the project.

Joint Planning Area (JPA)? The proposed project is located within the boundaries of the Mount Dora JPA and may be subject to additional standards as provided by the City of Mount Dora.

# Memo

**To:** Rick Hartenstein, Senior Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 5/9/2007  
**Re:** Fire Comments, Life Changing Christian Center

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

The application is sufficient for review.

**Staff Comments:**

Provide needed fire flow calculations for the buildings. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.



Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

|          |                                       |
|----------|---------------------------------------|
| Class AA | Rated capacity of 1500 gpm or greater |
| Class A  | Rated capacity of 1000-1499 gpm       |
| Class B  | Rated capacity of 500-999 gpm         |
| Class C  | Rated capacity of less than 500 gpm   |

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

|          |            |
|----------|------------|
| Class AA | Light Blue |
| Class A  | Green      |
| Class B  | Orange     |
| Class C  | Red        |

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of

the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
Fifth Floor of Administration Building (Round building)  
315 W. Main Street  
Tavares, Florida 32778

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**Date:** May 23, 2007

**To:** Rick Hartenstein

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Life Changing Christian Center"

**Section/Township/Range:** 33-19-24

**JPA:** Mt. Dora

**Comments:** Project is to be served by central water and sewer from the City of Mount Dora. No further comments.





# CITY OF MOUNT DORA

## Planning and Development Department

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May 17, 2007

Jennifer Myers  
Development Coordinator  
Planning and Development Services  
Lake County, Florida  
P.O Box 7800  
Tavares, FL 32778

RE: Life Changing Christian Center - Resubmitted

Dear Jennifer:

We have reviewed the above referenced request and would offer the following comments. The site is located within the Mount Dora JPA and we currently have an annexation agreement in place for the property. We have been working closely with the County to establish the East Robie Avenue area as a district for clean light industrial development. The area surrounding this property currently has the appropriate land use and/or zoning to develop in this fashion. When the original zoning for the CFD was adopted, no JPA existed. Now that there is a common vision for the area, we are concerned that the establishment of a church in an industrial area may pose issues of compatibility. We feel that the medical office uses as allowed in the CFD zoning for this parcel are more consistent with the vision for the area. Please consider the future uses of the area when making decisions regarding the proposed changes to the zoning.

Also, please be aware that the City will require that if this zoning is approved, we will require that the site be developed consistent with Mount Dora design standards to ensure that when annexed the site will be conforming. This was a condition of approval of the ALF currently located on the site. However, when the site was inspected, it did not meet the City's requirements. At that time the County failed to take action to rectify the situation. If this project moves to site plan approval, we will expect that the entire site be brought into conformance with City standards.

If you have any questions, please call.

Sincerely,

Mark Reggentin, AICP  
Planning and Development Director